

Through the courtesy of Mr. J. D. Tracy of One-hundred-and-ninth street, who has built 40 or more of the cottages of which Mr. Dixon has the agency, we were enabled to go through some of the dwellings, and to gather the subjoined particulars:

House No. 51, West One-hundred-and-tenth street, near the Bloomingdale Road.—Rent \$125.

This house is one of the most expensive ones of the new dwellings, and is rather better finished, and is of course more roomy than those of a lower rent. The lot on which it is built is 25x100 feet; the main part of the house is 18x25, to which is added an extension *lean-to*, for a kitchen, 11x11. The house is two full stories in height, with a pleasant cottage front. In fact, all these houses are built in the cottage style, and are as trim, neat, respectable-looking as some that are much more pretensions in size and price. The accompanying diagrams will give an idea of the arrangement of the rooms and their relative size:

HOUSE NO. 51, WEST 110TH-ST.—RENT \$125.

FIRST FLOOR.

Steps.

Door. Window. Door.

Hall 6x11. Parlor, 12x12.

Stairs. Closet.

Door. Door. Grate.

Grate. Closet.

Dining Room, 11x12.

Closet. Door.

Kitchen, 11x11. Yard.

Door.

Coal. Water closet.

L-2, 25x100.  
House, 18x25.  
Kitchen, 11x11.

HOUSE NO. 51 WEST 110TH STREET, SECOND FLOOR.

Front.

Window. Window. Window.

Hall Bedroom, 8x10. Front Bedroom, 11x12.

Door. Door.

Hall. Grate.

Stairs. Skylight.

Door. Closet.

Bedroom, 9x10. Bedroom, 9x10.

Window. Window. Window.

There is gas throughout both stories, but no Croton; spring-water is procured of an excellent quality, and in abundance, from pumps in the immediate vicinity, no faultily therapeutics having to go more than 25 rods, at the farthest, and in most instances, not more than half a dozen rods for water. There are no cellars or basements to these houses. The out-house is at the far end of the yard, and is divided into two or more compartments, one of which is for a water-closet and the other for storage of coal, etc. The tenants fuel their own gas-fixtures, as is usual, the landlord only putting in the pipes. There are, of course, no bells or speaking tubes. The closets (or

money. This car or stage idea of life, however, a careful man, with a taste for gardening, would doubtless have a good deal of this by the fresh vegetables raised in his own garden, and cultivated in his own hand. In the other event (that of making such use of the bit of ground) the stage fare must be added to the rent, and would even then be all to raise it to the standard of down-town prices, which is more far less desirable. Every house in this locality has more than a score of clamorous customers, and some of those now building are engaged monthly to serve their completion. This ought to demonstrate to capitalists that to put their money into houses of this class is to make one of the surest and best paying investments offered to the moneyed man.

Here, as in tenement houses, rents are payable in advance. The subject of proper dwelling for the middle classes has awakened much attention of late, and has called forth from people well versed in such matters many valuable suggestions. One of the best communications, lately published by J. R. R. Smith, an architect of much originality, ingenuity and practical skill, contains the following words, which we respectfully submit to those of our capitalists having control of the immense amounts of money now in the market seeking safe and paying investments:

As the leading features of my plan may not be generally known, allow me first to give a general idea of it. The great fundamental difference between this plan and that of my house hitherto erected in New-York for accommodation, is that now only one family is the complete proprietor, which is obtained by the exemption of a line of families to be as private and distinct from each other as if each possessed a separate street and garden on the same ground. The general plan of the design bears no resemblance to that of what is usually understood here as "tenement houses."

On arriving at either landing, the visitor comes to the front of one of a first-class residence, where he has to sign a book of admission, precisely as he would in the street, and is passing to the door to enter the house, and find himself in a hall or passage, unobscured from all the others, and possessing, on a par with the floor, every convenience of a well-built modern house. Each house has a fine front porch, a china closet, and other conveniences in abundance; parlor, dining room, kitchen and all the usual facilities for raising food (from a separate cellar, and a garden) and getting rid of refuse, without the necessity of descending and descending any stairs; a piazza in the rear, and a large lawn in front. Arrangements are also made for the use of a drying yard, for each house, without the slightest interference of the families.

The plan takes of 25 feet of ground, and in the center of any block of ground, or tract of land, affords to eight separate families the accommodations above mentioned, and with all the modern improvements. I have not space to describe the details of the plan, but I can assure any respectable person of the community whose means are not sufficient for occupying separate houses in the central and suburban districts, that the plan is a most desirable one, and that by the use of it; and it is an astonishing fact that while there are thousands of persons who are unable to obtain accommodations for the winter and the poorer classes in the community, and whose attention should have been directed to the subject, and comfortable households in town the families of gentlemen, with moderate incomes, do not believe that my scheme is fully adapted to their needs, and that they were erected in New-York, capitalists would have enough to do to keep pace with the demand upon them for more.

CITY IMPROVEMENTS.

The great army of stone-cutters, bricklayers, boders, masons, mortar-mixers, and carpenters, whose ranks have been steadily augmenting their numbers during the past few years, working such marvelous transformations in their onward march—changing the entire aspect of the lower part of the city, and erecting magnificent structures twice Aladdin-like on the chief thoroughfares—has this Spring been completely partially to disband and be reduced to ignominious action.

Five or six years since, the epithet-holders of New-York were seized with an epiphenomenal thirst for BUILDING; the constructing element was in the ascendant; it first developed itself in the widening of the Third street; thence extended to the Third Ward, these familiar appliances were completely altered, dwelling-houses being rapidly supplanted by costly and imposing warehouses for the occupancy of the mercantile community. It did not end here, but it read into the Fifth Ward, and from that into the Sixth, purifying in its course several streets and localities too long cursed with a scandalous fame.

As a sample of this, may be instance Church street and the lower part of Mercer street, whose character has been totally changed and reclaimed. Broadway was not exempt from this visitation; laudable landmarks that lived in the mind of that so-respected individual, the "Oldest Inhabitant," were ruthlessly swept away, and on their sites modern structures were reared with lofty aspirations skyward.

Higher up town the Fifth avenue had many visitations; in fact, that entire locality bade fair to become the plain brick of the Kiekerbocker age, in the more pretensions adoption of brown-stone and white-marble fronts. The Spring of 1862 chronicles a change in the building race; it may prove, however,

has put up a new building covering the lots Nos. 168, 170, and 172 Broadway, south-east corner of Maiden Lane. The building, which is designed for offices, presents a front of Dorchester stone, five stories above ground, and cost about \$70,000. Room-ha- vers understand, been engaged there for the Eliza- Mercantile, and Fulton Fire Insurance Companies No. 198 Broadway has been strengthened inside for C. B. Hubbel's safe establishment.

The building No. 231 Broadway, opposite the Park Barracks, lately occupied by Tivy's restaurant, is being altered into a similar establishment for Mr. Hays of Fulton street. The ground floor is to be extended, and the upper floors divided into rooms for the accommodation of lodgers and small dinner parties. The alteration will cost about \$10,000.

Under the superintendence of Mr. Correia, architect, Henry Barclay is completing three fine marble stores on the lots Nos. 325, 327, 329 and 331 Broadway, corner of Worth street. They are built of golden Rhode marble, five stories high, with base and sub-cellar, 50 feet front by 104 feet deep. They are in the *renaissance* style of architecture. The three stores will be completed by the end of July, and will cost about \$150,000.

Mr. A. Arnold is building a store 25 feet front by 32 feet deep, extending from Canal to Howard street, and to be connected with his present store. The fronts of the new building will correspond with the present one, which is marble on Canal street, and finished with marble dressings on Howard street. The cost will be about \$25,000. Mr. Griffith Thomas is architect.

Adjoining the above, Le Boutillier Brothers are building a store five stories high, 25 feet front, and 32 feet, 8 inches deep, extending from Canal to Howard street. The front on Canal street is to have an Ionic Corinthian column on first story; upper stories will have marble fronts, with neat molded architectural cornices to windows, and heavy cornice, with gable end gables and modillions at apex of buildings. The front on Howard street will be of iron columns on first story; upper stories of Dorchester stone. The cost will be about \$25,000. Mr. Griffith is architect.

On lot No. 454 Broadway, near Grand street, Messrs. Gillett & Co. are building a store 25 feet front, 32 feet deep, 100 feet deep, which is to have an iron front. Edlin is the builder. The cost is estimated at \$25,000. The foundations are laid but the structure will not be completed before Fall.

The front of the large hall of the Preserv. House is being partitioned from the main building and is to be arranged for a restaurant.

Mr. A. T. Stewart's elegant block of stores on Broadway and Tenth street is nearly completed. The ground is owned by the Sailor's Snug Harbor Association, and is leased by Mr. Stewart at a nominal sum per annum. On Broadway and Tenth street there are two stores, 104 feet front by 118 feet deep. Adjoining these is another store, 26 by 120 feet, with a wing on Ninth street, 26 by 50 feet. In addition to these are three stores on Ninth street by 38 feet deep each on the first floor, the upper floors being only 80 feet. These stores are built in the *renaissance* style of architecture; are very substantial, yet have a light and airy appearance. The height from the sidewalk to the top of the cornice of the roof is 36 feet, and the depth of the two store is 144 feet high—the glass for each being one piece of plate, manufactured in Paris for Mr. Stewart, especially for these buildings. Each plate cost over \$1000. The new patent skylight is brought into requisition for the purpose of lighting the rear of the several stories. In order to afford ladies a opportunity of viewing of silks by gaslight, a dark room 10x46 has been arranged in the Tenth street store. The interior of the buildings are of wood. A large steam-boiler is to be placed under the sidewalk for the purpose of heating the building, and to supply the motive power for the patent hoisting apparatus designed for conveying goods and customers to and from the various floors. The lower floors of the Broadway store will be elegantly frescoed. Messrs. Kelum & Sons are the architects. The entire block will be completed by August, and will cost in the neighborhood of \$250,000. These buildings are unique and exceedingly attractive in appearance, and from their admirable arrangement and construction command the admiration of all who see them.

Owing to the superlatively absurd custom which obtains, we humbly trust, for the honor of the Amer-

[illegible][illegible]

men's clothes are plenty but no large yard is ample for drying clothes, and the attachment of clothes-lines are set by the lot.

The lots are all fenced with neat but not fancying. In this house the front bed room and parlor are fitted with marble mantel pieces. Summer grates. Between the ceiling and there is a space of two feet; there is a sky-light, by means of which the upper the stairway are lighted. There are five this size now completed, and three or four be ready by the 1st of June, and possibly of May.

2 West One-hundred and tenth street, near the Bloomingdale Road. Rent \$7.50.

High on a lot 25x100 feet, and is one story built, built in a neat cottage style. On the first floor are a parlor, dining room, and kitchen. Second floor are two large bedrooms. The of the building is 18x20 feet; the kitchen, on, is 10x10. No gas.

20 West One-hundred and twentieth street. Rent \$2.00 per annum.

100, fenced, etc.; house 18x20; parlor and dining-room, on first floor; on second floor are two bedrooms; that giving four rooms and a den ground for a rent less than half what it is to be paid for the same number of rooms in the fifth street tenement houses in this city.

These we have thus described are types of the classes of dwellings in this vicinity. It gratifying thing to be able to state that the tenants are turning their attention to the providing cheap and comfortable houses for the middle classes and for persons whose means are not large, but whose love of cleanliness, order and respect as strongly developed, and is entitled to respect as though each one of them could afford by tens of thousands.

Below Fortieth street of the size and condition of the one we have described as to let for \$10, if in a healthy equally clean and desirable and a rental of from \$300 to \$400. The could not be let of that size be found in such a city, but not be for less than \$200. There are none of houses of these sizes in the lower city, so that a comparison of prices cannot be made. However, we well know that of the hundreds of people who live in tenement houses, hundreds would at once fly to such houses as herein described, if the houses only a sufficient numbers to accommodate them.

For such dwellings are tremendous. At one point we have omitted to state. The houses are far up town, it is true, but accessible by the Bloomingdale street (fare and by the Second and Third Avenue cars), which leave passengers within less than a mile. It is also expected that in your month the Eighth Avenue Railroad completed to this point, so that passengers

and compile a negative list of subjects to the detriment of the nation-completion of long-projects to the "effects of the war."

The interested class of Gethmanns rejects in a comparatively devoid of its usual incongruity of blocked up streets and sidewalks, lumberjacks over heaped-up obstructions, brick and plastering from buildings demolition, heads in danger from assaults of stone, and a Spring air whose small not be freighted with fragments of living and dead mortar.

It is, however, such improvements and are in progress or contemplated. One of them is the widening of Worth street, from its way to the Bowery.

On the old building on the south-east corner of Worth street, formerly known as the Paris, was pulled down, and preparing made a few doors further eastward on the wing of the warehouse erected by C. W. & J. T. Moore upon the old Broadway Theater. The widening of Worth street is an improvement that has long been desired and it will, when completed, totally disappear the appearance of this part of Broadway.

McLean, Melben & Co., manipulation thereof, is a magnificent warehouse the required time of its erection. The northern part of the hospital has also been set back. The old office of land 23 by 102 feet from Henry Barclay on the south-west Broadway and Worth street, for which Mr. Barclay from the city the sum of \$7,500 over this assessment for the improvement, and it cuts into the very heart of the city, and will, by the creation of a different houses, tend to the regency of that part of the city.

The grading and paving the Chambers-street remains in statu quo, yet there is a great deal of the work being taken up and completed during the summer, inasmuch as the proposed widening the line have come to a determination to the grade.

The old building, a substantial structure is on the site of Heppner's drug-store, and the roadway, which was burned down last year, thus far no progress had been made beyond the removal of the rubbish.

It will be erected by George Lang, under the supervision of Sam. Architects, and will present a front of three stories. The lot is 135 feet deep. It is to be used for insurance and other offices, and will cost \$30,000. The basement and first story will be of brick, and the front of Dorchester style, the Italian style. The rear wall is to be of brick, ten feet over basement and first story. The center of the building will be terminated by a well-lit in the upper part.

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Institute has been altered internal  
 story. It is to be used, we believe,  
 fashionable billiard saloon and res-  
 taurant.  
 corner of Broadway, Fifth avenue and  
 street a fine building 50 by 100 feet  
 long, with a front on each street, and  
 arranged for stores and the upper part  
 the front is of Dorchester stone.  
 Fifth street, near Seventh avenue  
 erecting for Dr. Blumenthal a dwelling  
 with a front of brown stone and Phil-  
 adelphia granite.  
 architect, is about completing an ed-  
 ifice for aggregation worshipping in the Stan-  
 islaus Church, at the corner of Lexington  
 Forty-sixth street. It is of Dorchester  
 a Romanesque style, and is 50 by 10  
 the paragon. There will be in the  
 the edifice has a tower in the center  
 about \$30,000.  
 architect is about erecting a church on  
 street, between Fifth and Sixth  
 the members of De Saint Exupéry, the  
 men. It will be 38 by 100 feet, with  
 a spire 150 feet high, at a cost of \$100,000.  
 the edifice will be built of Dorchester  
 perpendicular Gothic style, and will be  
 completed in October.  
 corner of Pearl and Chatham streets, Man-  
 hattan, is about erecting a store for the  
 estate Daniel Gassner. The fronts will  
 be of marble—43 feet on Pearl street and  
 25 feet on Chatham street. It will be five stories  
 high.  
 doing in the upper part of the city the  
 completion of buildings commencing  
 here and there about the city various  
 being made, but the above comprise  
 the most important ones now in progress.  
 THE FRIENDS OF MY BOYHOOD.  
 I have now a Cat in the Valley I Love."  
 my youth, we have rounded over the hill  
 and are in their pride on the bright flow-  
 ers of life.  
 Now that whatever may be,  
 shall reign in East Tennessee,  
 the traitors are coming on soon;  
 sound, and we'll march to the sun  
 on the tune of the fearless and free,  
 for the East Tennessee.  
 Our banner—our rallying cry  
 be stars forever shall fly;  
 proud Eagle in carnage we see,  
 the sons of East Tennessee.  
 We leave them with tears in their eyes  
 their prayers will ascend to the skies—  
 "O God, 'tis with thee,  
 shall reign in East Tennessee."  
 ECKLEY, East Tennessee.